



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



MEDICAL/OFFICE/SHOWROOM SPACE FOR LEASE

3214 CHARLES B ROOT WYND

RALEIGH, NC 27612

Property Overview

3214 CHARLES B ROOT WYND
RALEIGH, NC

3214 CHARLES B ROOT WYND is a medical and office building positioned in the heart of North Raleigh. Just one mile from UNC Rex Hospital, 2.5 miles from PNC Arena, and 2.6 miles from Crabtree Valley Mall, the property offers unmatched connectivity to healthcare, business, and lifestyle destinations.

PROPERTY HIGHLIGHTS

- 24,684 SF two-story medical and office building
- Attractive red brick, stucco, and glass exterior with timeless curb appeal
- Excellent accessibility from Duraleigh Road, Edwards Mill Road, and adjacent to Olde Raleigh Shopping Center
- Lush, heavily landscaped grounds creating a professional and welcoming environment
- Prominent ground monument signage for maximum visibility

2,315 SF
AVAILABLE
SUITE 120

1,460 SF
AVAILABLE
SUITE 155

\$30.00/SF
FULL SERVICE
LEASE RATE



SUITE 120 INTERIOR



MAIN LOBBY

DOWNTOWN RALEIGH

UNC
HEALTH

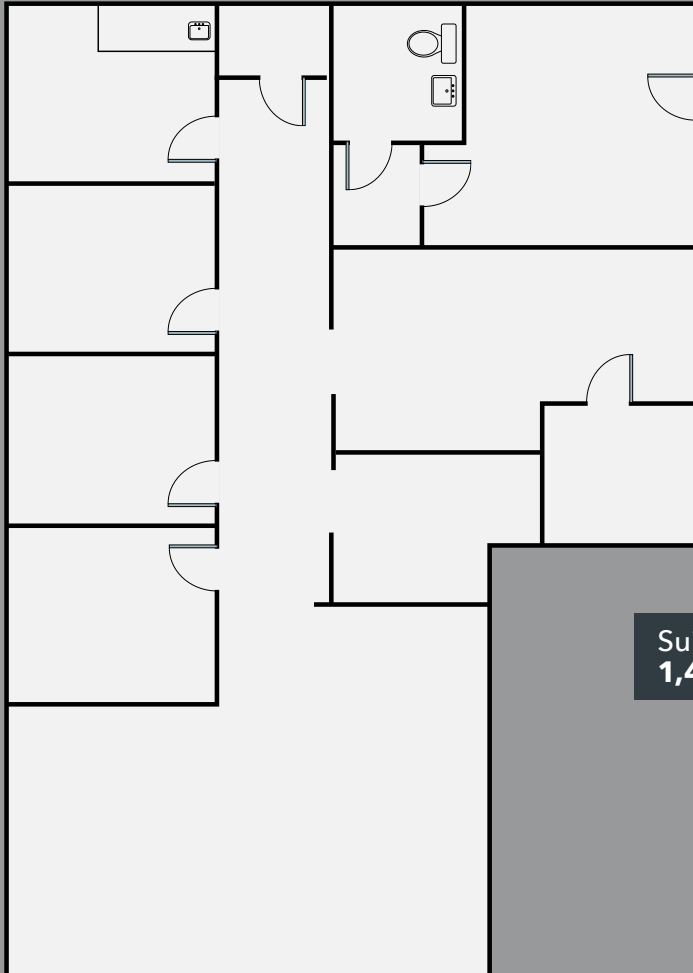
BLUE RIDGE
ROAD

OLDE RALEIGH SC

3214 CHARLES B
ROOT WYND

Floorplan

FIRST FLOOR



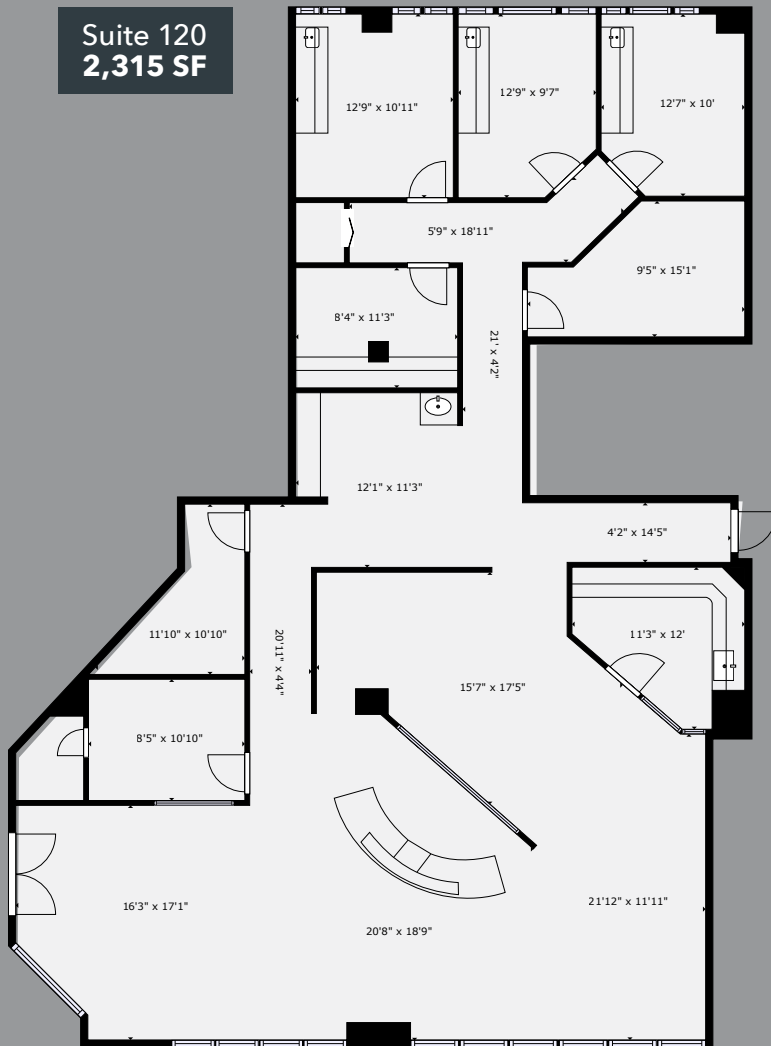
Suite 155
1,460 SF



Floorplan

FIRST FLOOR

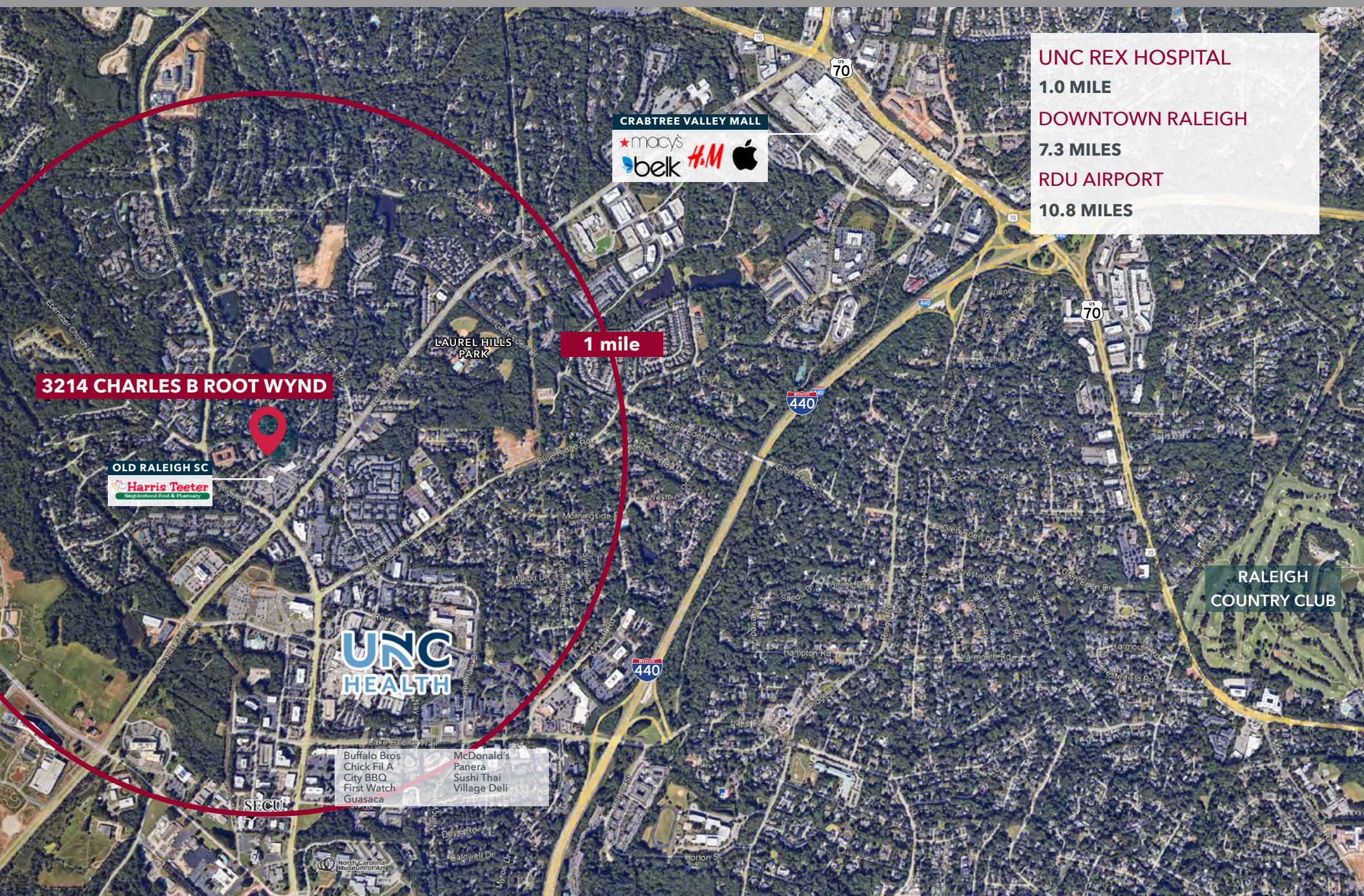
Suite 120
2,315 SF



STE 120 VIRTUAL TOUR



Area Amenities



3214 CHARLES B ROOT WYND

1 mile

UNC REX HOSPITAL
1.0 MILE
DOWNTOWN RALEIGH
7.3 MILES
RDU AIRPORT
10.8 MILES

RALEIGH
COUNTRY CLUB

CRABTREE VALLEY MALL



LAUREL HILLS
PARK

OLD RALEIGH SC



UNC
HEALTH

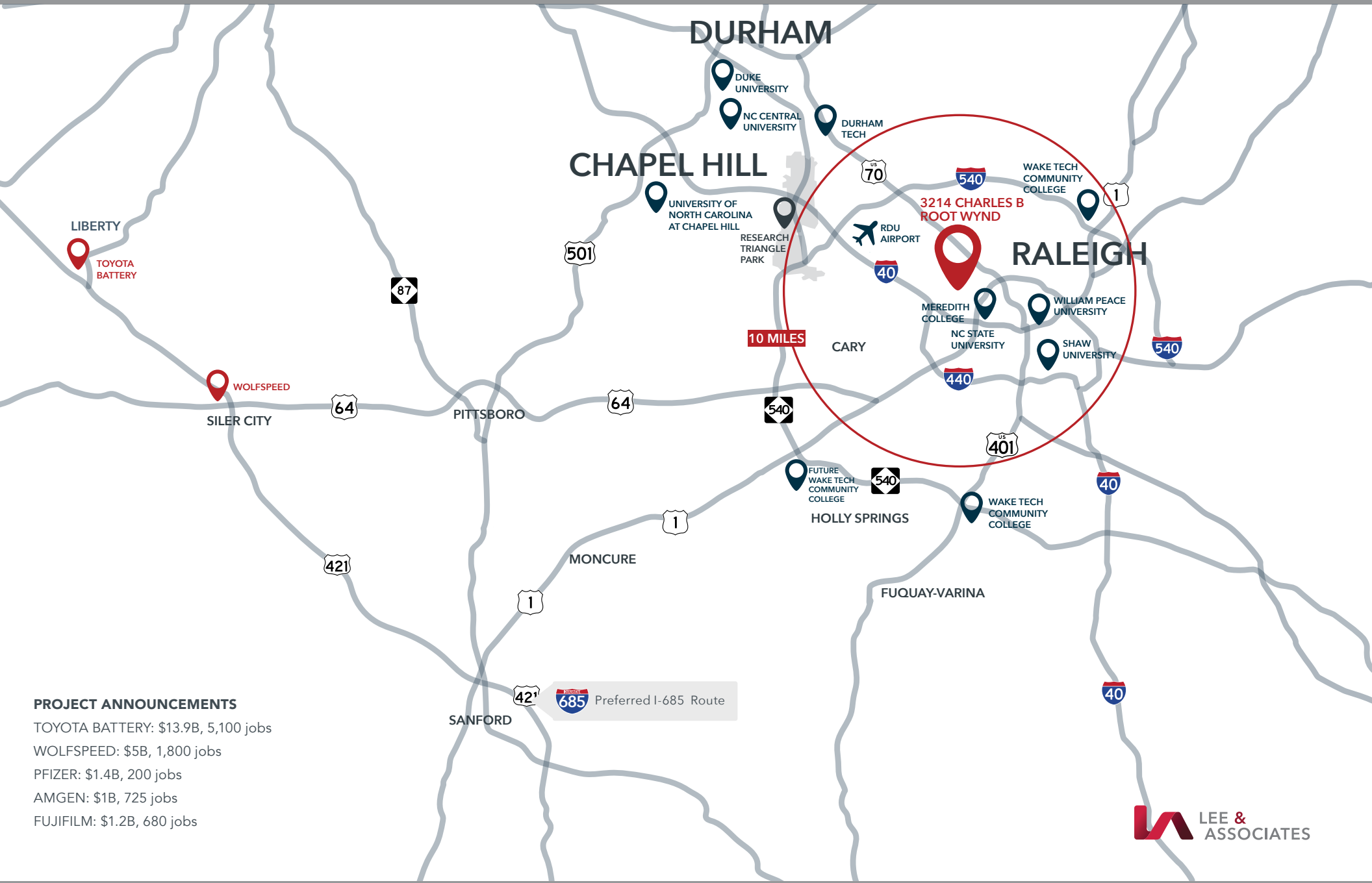
Buffalo Bros
Chick Fil A
City BBQ
First Watch
Guasaca

McDonald's
Panera
Sushi Thai
Village Deli

SECU



Raleigh Durham Information



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	9,524	63,560	219,232
Daytime Population	21,484	93,164	294,901
Median Age	41.6	35.0	34.2
Median Household Income	\$98,122	\$101,368	\$96,439
Median Home Value	\$708,666	\$695,035	\$596,893
Bachelor's Degree or Higher	68.7%	69.7%	67.4%

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live and work in the world.

#1 BEST PERFORMING Large City (Raleigh)

Milken Institute, 2025

#1 AMERICA'S Top State for Business (NC)

CNBC, 2025

#2 BEST BUSINESS Climate (Raleigh)

Business Facilities Magazine, 2024



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